



**AGENDA  
FOR  
BARRINGTON PLANNING BOARD  
**IN PERSON LOCATION****

**Early Childhood Learning Center  
77 Ramsdell Lane  
Barrington, NH 03825**

**OR**

**You are invited to appear by audio phone or computer see below:**

**The public has access to contemporaneously listen and, if necessary, participate in the meeting through dialing the following phone #603-664-0240 and Conference ID: 110320564# OR link [bit.ly/BarrPB20220104](https://bit.ly/BarrPB20220104)**

**Tuesday, January 4, 2022  
6:30 p.m.**

**Please note that all votes that are taken during this meeting shall be done by Roll Call vote.**

**ROLL CALL**

**Members**

James Jennison, Chair  
Jeff Brann, Vice Chair  
Steve Diamond  
Andy Knapp ex- officio  
Ron Allard  
Buddy Hackett  
Andrew Melnikas

**Alternate Member**

Donna Massucci

Code Enforcement Officer: John Huckins  
Staff: Barbara Irvine  
Town Administrator: Conner MacIver  
Planning Consultant: Carol Ogilvie

## **PUBLIC HEARING FOR PETITION ARTICLE FOR ZONING AMENDMENTS**

### **MINUTES REVIEW AND APPROVAL**

1. Approval of December 7, 2021, meeting minutes and December 14, 2021, meeting minutes.

### **ACTION ITEMS CONTINUED FROM November 2, 2021**

2. **236-4-GR-20-SR (Owner: Sunset Rock LLC)** Request by applicant for Site Review to increase their operation in Barrington from 83.3 acres to a total of 88.8 acres (Map 236, Lot 4) (Map 222, Lot 13) and for a 3.4 Conditional Use Permit located backland off Tolend Road in the General Residential Zoning District. BY: Michael Wright, RESPEC; 67 Water Street, STE 109, Laconia, NH 03246.

### **ACTION ITEMS CONTINUED FROM December 7, 2021**

3. **270-2&3 273-49-GR-21Sub (11) (Owner: Anthony Serra)** Request by applicant Sal Ragonese to construct an 11-lot Conservation Subdivision with a 690' cul-de-sac and a 9.6 Special Permit at 44 Meadowbrook Drive (Map 270, Lots 2&3 and Map 273, Lot 49) on 58.57 +/- acres in the General Residential Zoning District. BY: Barry Gier, P.E., Jones & Beach Engineers, Inc.; Po Box 219; Stratham, NH 03885.
4. **251-63-RC-21-SR (Owners: Steven & Pamela Lenzi)** Request by applicant Robert Russell from 2A Tactical, LLC for Site Review and waivers to construct a 6,000 s.f. will have 2 story building with 11,080 s.f. useable space. The building will have 4,120 s.f. office/classroom space and 2,624 s.f. of retail space, 3,376 s.f. of warehouse/storage space with 960 s.f. of gunsmithing space and have classes with maximum 20 students that will occur during off hours. The location will be on the corner of Calef Highway (aka Route 125) and Bumford Road on 8.6 acres in the Regional Commercial Zoning District. (Map 251, Lot 63). BY: Scott Frankiewicz, LLS & Bernie Temple, PE; New Hampshire Land Consultants, PLLC.; 683C First NH Turnpike; Northwood, NH 03261.

### **ACTION ITEMS**

5. **118-4&256-2-GR-21-LL (Owners: Joseph & Cheryl Wilson)** Request by applicant to adjust boundary lines so that 11.55 acres of Map 256, Lot 2 will be added to Map 118, Lot 4. This would increase Map 118, Lot4 to 11.85 acres and Map 256, Lot 2 will be 5.01 acres along with request for waivers located at 79 Phinney Way in the General Residential Zoning District.\* BY: SEC & Associates Inc., Charlie Zilch; PO Box 1337; Plaistow, NH 03865.
6. **220-54.7.2-RC-21-SR (Unit #38) (Owners: Mill Falls RE LLC)** Request by applicant to allow light manufacturing where current site plan only species storage and office at 246 Calef Highway Unit #38 in the Regional Commercial Zoning District (Map 220, Lot 54.7-2)\*.

### **REPORTS FROM OTHER COMMITTEES**

### **UNFINISHED BUSINESS**

## **OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

### **SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT**

**Other information. a) Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Planning & Land Use Office, from 8:00 a.m. to 3:00 p.m., Monday through Thursday; b) If you are looking at this agenda on the Town's website, you can click on any underlined projects and other items to access additional information; c) This agenda, these applications, and other items are subject to errors, omissions, and change prior to final action; d) Some agendas are marked as "Preliminary Agenda". These are subject to change. The final agenda will be prepared on the Thursday evening prior to the meeting and will be posted on the Town's website; e) Contact the Planning & Land Use Department if you have questions or comments about these or any related matters or if you have a disability requiring special provision.**